

**SITE PLAN COMMITTEE**  
**MARCH 7, 2006**

**1. ROLL CALL**

The meeting was called to order at 4:06 p.m. Committee members present were Chair Julie Aitken, Vice-Chair Sam Engel, Jr., and Jeff Evans. Also present were Planner David Abramson, and Secretary Janet Gale recording the meeting. Messrs. Aucamp and Breslau were absent.

**2. SITE PLANS**

**2.1 SP 3-5-05, Rodeo Village, east of University Drive and south of Griffin Road (A-1 and R-10) (tabled from January 24, 2006)**

Chair Aitken advised that the petitioner had requested that this item be tabled to March 21, 2006.

Mr. Evans made a motion, seconded by Vice-Chair Engel, to table to March 21, 2006. In a voice vote, with Messrs. Aucamp and Breslau being absent, all voted in favor. **(Motion carried 3-0)**

**2.2 MSP 7-4-05, Flamingo Village, 800 South Flamingo Road (AG) (tabled from February 7, 2006)**

Gus Khavanin, representing the petitioner, was present. Mr. Abramson read the comments made by the Development Review Committee and which remained outstanding. He updated the Committee on the progress which had and had not been made by the developer since the last meeting.

Chair Aitken asked if the lake situation now met Code. Mr. Abramson responded that it did not meet Code by the pool area. Mr. Khavanin commented that the pool could be moved. Chair Aitken clarified that the setbacks from the edge of the lake for the most part presently met Code by virtue of having removed the back patios from the houses. Mr. Abramson confirmed she was correct.

Mr. Khavanin presented pictures of an open garage with the car door opened in order to illustrate that the width of the garage was adequate. He also explained that along Flamingo Road, there would be a berm with plush landscaping on top which would help obscure the garage doors from vehicles traveling along the road.

Chair Aitken asked staff if the greatest contention was that this project did not meet the intent of the "Rural Corridor". Mr. Abramson responded that staff was looking for direction as this was the first townhouse project on the east side of Flamingo Road and most of the units in the neighborhood were rural lifestyle single family homes. Chair Aitken expressed that she did not think it met the intent of the rural lifestyle especially since Flamingo Road was the Town's major scenic rural corridor.

Mr. Khavanin commented that his client did not care for any of the alternative designs depicting the rural lifestyle. Chair Aitken responded that they were at an impasse and provided examples of where the design product could be seen along Griffin Road. Mr. Khavanin responded that this item could go to the Town Council with the recommendation that there be standing metal-seam roofs and that the issue would be addressed there.

Chair Aitken asked about the garage doors being placed in front of the houses and if there was another alternative. Mr. Abramson responded that he was not aware of other alternatives and was asking the Committee if this product was the vision it had for the Flamingo Road Corridor. He advised that the developer owned other sites along Flamingo Road and that this would set a precedent.

Mr. Evans critiqued the project stating that there was a lot of movement on the front, that there were two-car garages as opposed to single-car garages, and that they faced the road so that the nice part would be seen. He stated that there needed to be a minimum of three-feet of level pavement outside the back door. Mr. Khavanin responded that it could be provided with no problem. Mr. Evans asked if the removal of the patio was due to a maintenance easement around the lake. Mr. Khavanin responded affirmatively.

Mr. Engel asked if the project had approval from the Central Broward Water Control District. Mr. Khavanin replied that he had some preliminary approval.

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Mr. Engel pointed out that the air conditioning units were positioned on the back patios. There was a technical discussion regarding dimensions and whether or not a/c units could be placed where the developer intended. Mr. Abramson suggested that Mr. Khavanin obtain approval from "Central Broward Drainage" before placing the a/c units where indicated. Mr. Evans was concerned that the half-million dollar townhouses would not have back patios. Mr. Khavanin indicated that he would apply for a variance with the "Drainage District". He also advised of other retention areas on the site and pointed them out on Mr. Evans' plans.

There was a discussion regarding the entrance "round-about" with Mr. Evans recommending that it be composed of pavers to avoid vehicles skirting and damaging the curb that had been planned for. Mr. Khavanin took it under advisement.

Mr. Khavanin stated that he was considering moving the entire project 20-feet to the west. Vice-Chair Engel pointed out where those dimensions were inconsistent on the drawings and he advised that the plans needed to be "straightened out".

A discussion ensued about reconfiguring the site plan in an effort to reduce the impact of "row townhouses" on Flamingo Road and to implement a more rural design. Chair Aitken was concerned that the Town would be inundated with variance requests since the builder would not be providing the back patios. She understood that this project was an "opening wedge" for the rest of the area with similar zoning and she believed once started, it would have a domino effect.

Mr. Khavanin argued that he was not being a "pioneer" on Flamingo Road with the Mediterranean design of the townhouses. Chair Aitken took issue in that the big, individual custom homes could not be compared with rows of townhouse complexes. They discussed site plan design, the possibility of "back loading" garages, architecture, and the Florida vernacular.

Vice-Chair Engel doubted that "Central Broward" would give its approval with so little retention. He spoke of a personal experience for which he had received a "tentative approval" and ended up needing double the amount of retention for final approval.

Chair Aitken asked what staff's opinion was and if there was a solution. Mr. Abramson indicated that the petitioner had been shown new concepts and examples of design. He agreed that the lake and the front garages took away the pedestrianism for that area. Different reconfigurations involving the lake were discussed with no resolutions determined. Chair Aitken indicated that she would like to see the petitioner work with staff to design something that met the intent of the rural lifestyle. Mr. Abramson responded that staff had tried that approach and Mr. Khavanin confirmed that his client had considered the other designs and was settled on what was presented. Chair Aitken and Mr. Abramson commented that these requests were not due to subjective design; it was an effort to have the townhouses more compatible with the Flamingo Road corridor and rural lifestyle in that area.

Mr. Evans detailed the positive and negative features, made architectural recommendations for the side elevations, and agreed that it should be changed to a Florida vernacular. He listed the comments as followed: that the pool needed to be done; the design needed to be a Florida vernacular; tabulations were needed for floor plans; that some sort of backyard environment should be provided for the townhouses on the "pond"; that the circular entry should be changed into a paved circle; and that the access into the side entry garages should be checked.

Later in the meeting, Mr. Evans summarized that this project was meeting the maximum density allowed. He added that in order to comply with "Central Broward's" retention restrictions, that density could not be obtained, and that was the core of the problem.

Mr. Evans made a motion, seconded by Vice-Chair Engel, to table to March 21, 2006. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – yes; Mr. Aucamp – absent; Mr. Breslau – absent; Mr. Evans – yes. **(Motion carried 3-0)**

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2.3 SP 7-7-05, NationsRent, 6580 State Road 84 (M-4, Broward County)

John Voigt, Frank Stewart and Doug Snyder, representing the petitioner, were present. Mr. Abramson read the planning report.

Using renderings, Mr. Voigt explained the intent of the addition and modifications.

Vice-Chair Engel asked in which drainage district the property was located. Mr. Stewart responded that it was in the Tindel-Hammock District. He showed the Committee where he would be expanding the drainage areas to accommodate the additional of concrete and paved road areas.

Mr. Evans confirmed that the trailers on the west side of the building were temporary. Mr. Snyder indicated that one trailer would be temporary storage while the displaced showroom was being renovated. The construction trailer was located on the southwest corner of the building, was fenced off, and was temporary until completion of all phases of construction.

Since Mr. Evans had been involved in the original design of the building, he advised that the petitioner check the calculations for the trusses for the second floor mezzanine. He noted that it had been originally designed for storage.

Mr. Evans noticed that bay doors were added on the east-northeast corner. Mr. Snyder explained that they wanted to reorient the service access to the east side since access would be lost on the south side because of the addition.

Mr. Evans commented on the stairs at the back of the building which looked like “a fire stairs just stuck on the outside of the building”. He suggested that something be done to tie it in architecturally. Vice-Chair Engel agreed and commented that the stairs showed no support. Mr. Snyder explained the support system.

Chair Aitken asked that the three crosswalks be delineated. Mr. Snyder advised that they would be striped.

Mr. Evans made a motion, seconded by Vice-Chair Engel, to approve based on the planning report and the following items: 1) that the construction trailer was only temporary as well as the fenced area around it; 2) that the rear stairs which was to be added for the office area be designed as an architectural element verses an industrial element; and 3) that the crosswalks be striped. In a roll call vote, the vote was as follows: Chair Aitken – yes; Vice-Chair Engel – yes; Mr. Aucamp – absent; Mr. Breslau – absent; Mr. Evans – yes. **(Motion carried 3-0)**

**3. OLD BUSINESS**

There was no old business discussed.

**4. NEW BUSINESS**

There was no new business discussed.

**5. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**6. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 5:50 p.m.

Date Approved: \_\_\_\_\_

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Chair/Committee Member